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**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

JUAN VALENCIA,  
Plaintiff,  
vs.

MIRAGE AUTOBODY INC; HERMAN  
ISTRIN; and DOES 1 to 10,  
Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff JUAN VALENCIA ("Plaintiff") complains of Defendants MIRAGE  
AUTOBODY INC; HERMAN ISTRIN; and DOES 1 to 10 ("Defendants") and alleges as  
follows:

**PARTIES**

1. Plaintiff is a California resident with a physical disability. Plaintiff suffers  
from paraplegia due to T11 and T12 spinal cord injury with fracture which substantially



1 limits his ability to walk. Plaintiff requires the use of a wheelchair at all times when  
2 traveling in public.

3 2. Defendants are, or were at the time of the incident, the real property owners,  
4 business operators, lessors and/or lessees of the real property for an auto parts store  
5 (“Business”) located at or about 12244 Branford St., Sun Valley CA, California.

6 3. The true names and capacities, whether individual, corporate, associate or  
7 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
8 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
9 Court to amend this Complaint when the true names and capacities have been  
10 ascertained. Plaintiff is informed and believes, and, based thereon, alleges that each such  
11 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
12 Plaintiff for the acts herein alleged.

13 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant  
14 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
15 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
16 the things alleged herein was acting with the knowledge and consent of the other  
17 Defendants and within the course and scope of such agency or employment relationship.

18 5. Whenever and wherever reference is made in this Complaint to any act or  
19 failure to act by a defendant or Defendants, such allegations and references shall also be  
20 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
21 and severally.

## 22 **JURISDICTION AND VENUE**

23 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
24 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
25 *seq.*).

26 7. Pursuant to pendant jurisdiction, attendant and related causes of action,  
27 arising from the same nucleus of operating facts, are also brought under California law,  
28



1 including, but not limited to, violations of California Civil Code §§51, 51.5, 52(a), 52.1,  
2 54, 54., 54.3 and 55.

3 8. Plaintiff's claims are authorized by 28 USC §§ 2201 and 2202.

4 9. Venue is proper in this court pursuant to 28 USC §1391(b). The real  
5 property which is the subject of this action is located in this district, Los Angeles County,  
6 California, and that all actions complained of herein take place in this district.

7 **FACTUAL ALLEGATIONS**

8 10. In or about February of 2024, Plaintiff went to the Business.

9 11. The Business is an auto parts store business establishment, open to the  
10 public, and is a place of public accommodation that affects commerce through its  
11 operation. Defendants provide parking spaces for customers.

12 12. While attempting to enter the Business during each visit, Plaintiff personally  
13 encountered a number of barriers that interfered with his ability to use and enjoy the  
14 goods, services, privileges, and accommodations offered at the Business.

15 13. To the extent of Plaintiff's personal knowledge, the barriers at the Business  
16 included, but were not limited to, the following:

- 17 a. Defendants failed to comply with the federal and state standards for  
18 the parking space designated for persons with disabilities. Defendants  
19 failed to provide the parking space identification sign with the  
20 International Symbol of Accessibility.
- 21 b. Defendants failed to comply with the federal and state standards for  
22 the parking space designated for persons with disabilities. Defendants  
23 failed to post required signage such as "Van Accessible," "Minimum  
24 Fine \$250" and "Unauthorized Parking."
- 25 c. Defendants failed to comply with the federal and state standards for  
26 the parking space designated for persons with disabilities. Defendants  
27 failed to provide proper van accessible space designated for the  
28



1 persons with disabilities as there were no “NO PARKING” markings  
2 painted on the surface of the access aisle.

3 d. Defendants failed to maintain the parking space designated for  
4 persons with disabilities to comply with the federal and state  
5 standards. Defendants failed to maintain the mark on the space with  
6 the International Symbol of Accessibility, resulting in the paint  
7 becoming severely deteriorated, hindering visibility.

8 e. Defendants failed to maintain the parking space designated for  
9 persons with disabilities to comply with the federal and state  
10 standards. Defendants failed to maintain the blue borderlines and blue  
11 hatched lines painted on the ground as required, resulting in the  
12 markings becoming severely deteriorated, hindering visibility.

13 f. Defendants failed to comply with the federal and state standards for  
14 the parking space designated for persons with disabilities. Defendants  
15 failed to provide an access aisle with level surface slope.

16 14. These barriers and conditions denied Plaintiff full and equal access to the  
17 Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and  
18 patronize the Business; however, Plaintiff is deterred from visiting the Business because  
19 his knowledge of these violations prevents him from returning until the barriers are  
20 removed.

21 15. Based on the violations, Plaintiff alleges, on information and belief, that  
22 there are additional barriers to accessibility at the Business after further site inspection.  
23 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-*  
24 *Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

25 16. In addition, Plaintiff alleges, on information and belief, that Defendants  
26 knew that particular barriers render the Business inaccessible, violate state and federal  
27 law, and interfere with access for the physically disabled.  
28







1 nature of the good, service, facility, privilege, advantage, or  
 2 accommodation being offered or would result in an undue burden. 42  
 3 U.S.C. § 12182(b)(2)(A)(iii).

4 c. A failure to remove architectural barriers, and communication barriers  
 5 that are structural in nature, in existing facilities, and transportation  
 6 barriers in existing vehicles and rail passenger cars used by an  
 7 establishment for transporting individuals (not including barriers that  
 8 can only be removed through the retrofitting of vehicles or rail  
 9 passenger cars by the installation of a hydraulic or other lift), where  
 10 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

11 d. A failure to make alterations in such a manner that, to the maximum  
 12 extent feasible, the altered portions of the facility are readily  
 13 accessible to and usable by individuals with disabilities, including  
 14 individuals who use wheelchairs or to ensure that, to the maximum  
 15 extent feasible, the path of travel to the altered area and the  
 16 bathrooms, telephones, and drinking fountains serving the altered  
 17 area, are readily accessible to and usable by individuals with  
 18 disabilities where such alterations to the path or travel or the  
 19 bathrooms, telephones, and drinking fountains serving the altered area  
 20 are not disproportionate to the overall alterations in terms of cost and  
 21 scope. 42 U.S.C. § 12183(a)(2).

22 21. Where parking spaces are provided, accessible parking spaces shall be  
 23 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
 24 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
 25 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
 26 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
 27 be a van accessible parking space. 2010 ADA Standards § 208.2.4.  
 28



1           22. Under the ADA, the method and color of marking are to be addressed by  
2 State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California  
3 Building Code (“CBC”), the parking space identification signs shall include the  
4 International Symbol of Accessibility. Parking identification signs shall be reflectorized  
5 with a minimum area of 70 square inches. Additional language or an additional sign  
6 below the International Symbol of Accessibility shall state “Minimum Fine \$250.” A  
7 parking space identification sign shall be permanently posted immediately adjacent and  
8 visible from each parking space, shall be located with its centerline a maximum of 12  
9 inches from the centerline of the parking space and may be posted on a wall at the  
10 interior end of the parking space. See CBC § 11B-502.6, et seq.

11           23. Moreover, an additional sign shall be posted either in a conspicuous place at  
12 each entrance to an off-street parking facility or immediately adjacent to on-site  
13 accessible parking and visible from each parking space. The additional sign shall not be  
14 less than 17 inches wide by 22 inches high. The additional sign shall clearly state in  
15 letters with a minimum height of 1 inch the following: “Unauthorized vehicles parked in  
16 designated accessible spaces not displaying distinguishing placards or special license  
17 plates issued for persons with disabilities will be towed away at the owner’s expense...”  
18 See CBC § 11B-502.8, et seq.

19           24. Here, Defendants failed to provide the parking space identification sign with  
20 the International Symbol of Accessibility. In addition, Defendants failed to provide the  
21 signs stating, “Minimum Fine \$250” and “Van Accessible.” Moreover, Defendants failed  
22 to provide the additional sign with the specific language stating “Unauthorized vehicles  
23 parked in designated accessible spaces not displaying distinguishing placards or special  
24 license plates issued for persons with disabilities will be towed away at the owner’s  
25 expense...”

26           25. For the parking spaces, access aisles shall be marked with a blue painted  
27 borderline around their perimeter. The area within the blue borderlines shall be marked  
28 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting



1 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall  
2 be painted on the surface within each access aisle in white letters a minimum of 12 inches  
3 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §  
4 11B-502.3.3.

5 26. Here, Defendants failed to provide a proper access aisle as there were no  
6 "NO PARKING" markings painted on the parking surface. Additionally, the blue hatched  
7 lines and blue borderlines painted on the parking surface were poorly maintained,  
8 resulting in the markings becoming severely deteriorated, hindering visibility.

9 27. The surface of each accessible car and van space shall have surface  
10 identification complying with either of the following options: The outline of a profile  
11 view of a wheelchair with occupant in white on a blue background a minimum 36" wide  
12 by 36" high (914 mm x 914 mm). The centerline of the profile view shall be a maximum  
13 of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the  
14 length of the parking space and its lower side or corner aligned with the end of the  
15 parking space length or by outlining or painting the parking space in blue and outlining  
16 on the ground in white or a suitable contrasting color a profile view of a wheel chair with  
17 occupant. See CBC § 11B-502.6.4, et seq.

18 28. Here, Defendants failed to maintain the International Symbol of  
19 Accessibility painted on the surface as required, resulting in the markings becoming  
20 severely deteriorated, hindering visibility.

21 29. Under the 1991 Standards, parking spaces and access aisles must be level  
22 with surface slopes not exceeding 1:50 (2%) in all directions. 1991 Standards § 4.6.2.  
23 Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles  
24 shall be part of an accessible route to the building or facility entrance and shall comply  
25 with 4.3. Two accessible parking spaces may share a common access aisle. Parked  
26 vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces  
27 and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all  
28 directions. 1991 Standards § 4.6.3.







1 for each and every offense for the actual damages, and any amount that may be  
2 determined by a jury, or a court sitting without a jury, up to a maximum of three times the  
3 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any  
4 attorney's fees that may be determined by the court in addition thereto, suffered by any  
5 person denied the rights provided in Section 51, 51.5, or 51.6.

6 37. California Civil Code § 51(f) specifies, "a violation of the right of any  
7 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)  
8 shall also constitute a violation of this section."

9 38. The actions and omissions of Defendants alleged herein constitute a denial  
10 of full and equal accommodation, advantages, facilities, privileges, or services by  
11 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.  
12 Defendants have discriminated against Plaintiff in violation of California Civil Code §§  
13 51 and 52.

14 39. The violations of the Unruh Civil Rights Act caused Plaintiff to experience  
15 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory  
16 damages as specified in California Civil Code §55.56(a)-(c).

### 17 **THIRD CAUSE OF ACTION**

#### 18 **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

19 40. Plaintiff incorporates by reference each of the allegations in all prior  
20 paragraphs in this complaint.

21 41. California Civil Code § 54.1(a) states, "Individuals with disabilities shall be  
22 entitled to full and equal access, as other members of the general public, to  
23 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
24 and physicians' offices, and privileges of all common carriers, airplanes, motor vehicles,  
25 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
26 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
27 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
28 places of public accommodations, amusement, or resort, and other places in which the



1 general public is invited, subject only to the conditions and limitations established by  
2 law, or state or federal regulation, and applicable alike to all persons.

3 42. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
4 corporation who denies or interferes with admittance to or enjoyment of public facilities  
5 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
6 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
7 the actual damages, and any amount as may be determined by a jury, or a court sitting  
8 without a jury, up to a maximum of three times the amount of actual damages but in no  
9 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
10 determined by the court in addition thereto, suffered by any person denied the rights  
11 provided in Section 54, 54.1, and 54.2.

12 43. California Civil Code § 54(d) specifies, “a violation of the right of an  
13 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
14 constitute a violation of this section, and nothing in this section shall be construed to limit  
15 the access of any person in violation of that act.

16 44. The actions and omissions of Defendants alleged herein constitute a denial  
17 of full and equal accommodation, advantages, and facilities by physically disabled  
18 persons within the meaning of California Civil Code § 54. Defendants have  
19 discriminated against Plaintiff in violation of California Civil Code § 54.

20 45. The violations of the California Disabled Persons Act caused Plaintiff to  
21 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
22 statutory damages as specified in California Civil Code §55.56(a)-(c).

#### 23 **FOURTH CAUSE OF ACTION**

#### 24 **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

25 46. Plaintiff incorporates by reference each of the allegations in all prior  
26 paragraphs in this complaint.

27 47. Plaintiff and other similar physically disabled persons who require the use of  
28 a wheelchair are unable to use public facilities on a “full and equal” basis unless each



1 such facility is in compliance with the provisions of California Health & Safety Code §  
2 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
3 provisions of California Health & Safety Code § 19955 et seq.

4 48. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
5 that public accommodations or facilities constructed in this state with private funds  
6 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
7 Title 1 of the Government Code. The code relating to such public accommodations also  
8 require that “when sanitary facilities are made available for the public, clients, or  
9 employees in these stations, centers, or buildings, they shall be made available for  
10 persons with disabilities.

11 49. Title II of the ADA holds as a “general rule” that no individual shall be  
12 discriminated against on the basis of disability in the full and equal enjoyment of goods  
13 (or use), services, facilities, privileges, and accommodations offered by any person who  
14 owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a).  
15 Further, each and every violation of the ADA also constitutes a separate and distinct  
16 violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an  
17 award of damages and injunctive relief pursuant to California law, including but not  
18 limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

19 **FIFTH CAUSE OF ACTION**

20 **NEGLIGENCE**

21 50. Plaintiff incorporates by reference each of the allegations in all prior  
22 paragraphs in this complaint.

23 51. Defendants have a general duty and a duty under the ADA, Unruh Civil  
24 Rights Act and California Disabled Persons Act to provide safe and accessible facilities  
25 to the Plaintiff.

26 52. Defendants breached their duty of care by violating the provisions of ADA,  
27 Unruh Civil Rights Act and California Disabled Persons Act.



53. As a direct and proximate result of Defendants' negligent conduct, Plaintiff has suffered damages.

**PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;
2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;
3. Award of all reasonable restitution for Defendants' unfair competition practices;
4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;
5. Prejudgment interest pursuant to California Civil Code § 3291; and
6. Such other and further relief as the Court deems just and proper.

**DEMAND FOR TRIAL BY JURY**

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

Dated: May 1, 2024

SO. CAL. EQUAL ACCESS GROUP

By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
Attorneys for Plaintiff